

Sunset Cove Homeowners' Association  
Monthly Board of Directors Meeting  
July 10, 2014  
Meeting Room of the Anacortes Library

**MINUTES**

Board attendees: Paul Allen, Barbara Ballentine, Vickie Cooley, Jackie Etsell, and Stan Singer.

Board absent: Victor Brzeg.

Members present: Bill Ballentine, Tim Cornelius, John Howell, Kathy Matuszak, Pete Matuszak, Judy Moore, Cori Nelson, Jim Nelson, Mike Russell, Lisa Scherer, Amy Schnabel, Chris Schnabel, Susan Singer, Linda Telles, Ron Telles, Bill Whittemore, and Carrie Worra.

Guests: Lisa Kaufman and Joan Drinkwin from the Northwest Straits Foundation, Jim Johannessen from Coastal Geologic Services, Inc., and Paul Dinnel from the Skagit County Marine Resources Committee.

**1. Call to Order and Welcome:**

The meeting was called to order by Barbara Ballentine at 7:00 p.m.

**2. Special Presentation:**

Lisa Kaufman and Joan Drinkwin from the Northwest Straits Foundation, and Jim Johannessen from Coastal Geologic Services, Inc., presented details of the Shannon Point Shoreline Restoration Project, similar to their presentation made at the June 17th public meeting also at the Anacortes Library. The project involves removing over 2,500 cubic yards of riprap along 770 linear feet of shoreline at Shannon Point, in order to improve feeder bluff functioning and restore spawning habitats for two important forage fish species preyed upon by salmon. It has been a top priority since 2008. While a feasibility report was completed prior to the design and "included a geotechnical assessment affirming that the riprap removal would not endanger any adjoining properties," homeowners in attendance still had several questions and raised many concerns.

Following the formal presentation, owners privately discussed their concerns, including:

- Validity of soil, tides/weather, and erosion assumptions stated in the feasibility report.
- City of Anacortes approval for removal of the 100+ year functioning bulkhead.
- Project goal to cause uncontrolled inland tidal flow and erosion.
- Northwest Straits Foundation's lack of responsibility and limited three-year post-project monitoring of habitat changes only.
- Zero liability for potential damage to SCHOA real property.

By a show of hands, most of the assembled homeowners opposed the project. Some would agree if modifications were made (i.e. the southern-most riprap be maintained). It was moved and seconded that the Board send a letter to the City requesting a review of the project and to reconsider the permit application. Approved.

**3. Meeting Minutes and Finance Report:**

The minutes from the June meeting had been circulated electronically and approved as sent.

The beginning balance for June 2014 was \$22,709.38. With expenses of \$1,639.86 and zero receivables the end of the month balance was \$21,069.52. The savings account balance was \$5,702.25. The treasurer report was approved by the Board.

**4. Committee Reports:**

4a. ARC – Vickie Cooley reported that the committee would be meeting after this meeting regarding a couple of issues that had arisen with projects currently under construction.

4b. Landscape – Paul Allen noted that the irrigation system is in at the entrance; the City needs to install the meter and hook it up.

4c. Publicity – Paul Allen reported in Victor Brzeg's absence that the community picnic is scheduled for Saturday, September 6. Jackie Etsell noted that the summer/fall newsletter will be sent out soon, and it is not too late to submit articles to her for inclusion. The August Board meeting will have a special guest from the Anacortes Police Department to discuss traffic issues/safety.

**5. Old Business:**

Any Old Business topics were tabled for next month's meeting.

**6. New Business:**

Any New Business topics were tabled for next month's meeting.

7. The **next meetings** are scheduled for Thursdays, August 21, and September 18, 2014, at 7:00 p.m. at the Anacortes Library.

8. The meeting was **adjourned** at 8:28 p.m.

Respectfully submitted,

Jackie Etsell  
SCHOA Secretary/Treasurer